

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 5/14/2025 11:28:35 AM
 In the PLAT Records

Doc Number: 2025-1556770
 Volume-Page: 19551-91
 Number of Pages: 1
 Amount: 72.00
 Order#: 20250514000052
 By: JV



I, do hereby certify
 that this plat was filed for
 record on the 20th day of May
 2025.

APPROVAL OF THE CITY PLANNER

I, Karen Russell, the undersigned, City Planner and/or
 designated Secretary of the Planning & Zoning Commission of the City of
 Bryan, hereby certify that this plat is in compliance with the appropriate
 codes and ordinances of the City of Bryan and was approved on the
20th day of May, 2025.

Karen Russell
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that
 this plat is in compliance with the appropriate codes and ordinances of the
 City of Bryan and was approved on the 13th day of May,
 2025.

Jason Busknecht
 City Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

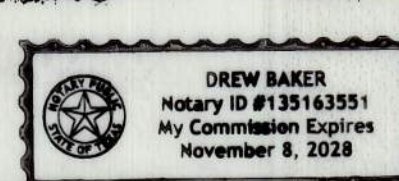
I, VL Partners, LLC owner and developer of the land shown on this plat,
 being all of the tract of land as conveyed to me in the Official Records of
 Brazos County in Volume 18989, Page 123 and whose name is subscribed
 hereto, hereby dedicate to the use of the public forever, all streets, alleys,
 parks, water courses, drains, easements, and public places shown hereon for
 the purposes identified.

Caleb Venable
 Caleb Venable

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared
Caleb Venable, known to me to be the
 person whose name is subscribed to the foregoing instrument, and
 acknowledged to me that he executed the same for the purpose stated.
 Given under my hand and seal on this 20th day of April,
 2025.

Drew Baker
 Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anna McKeown Burke, Chairman of the Planning and
 Zoning Commission of the City of Bryan, State of Texas, hereby certify that
 the attached plat was duly filed for approval with the Planning and Zoning
 Commission of the City of Bryan on the 13th day of April,
2025, and same was duly approved on the 13th day of
April, 2025 by said Commission.

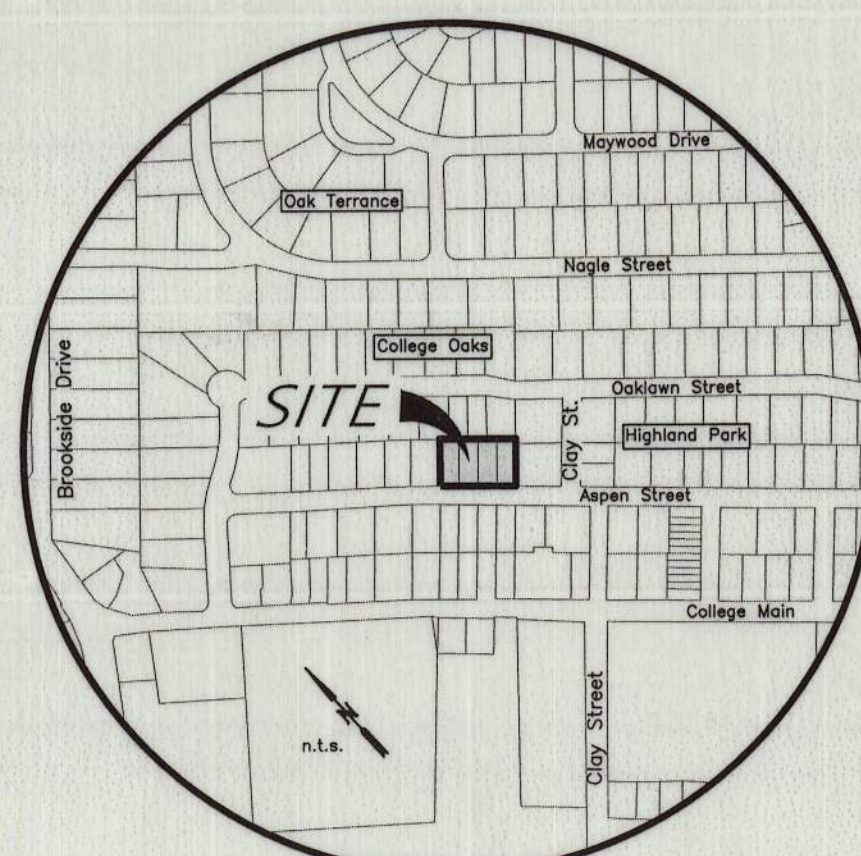
Anna McKeown Burke
 Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

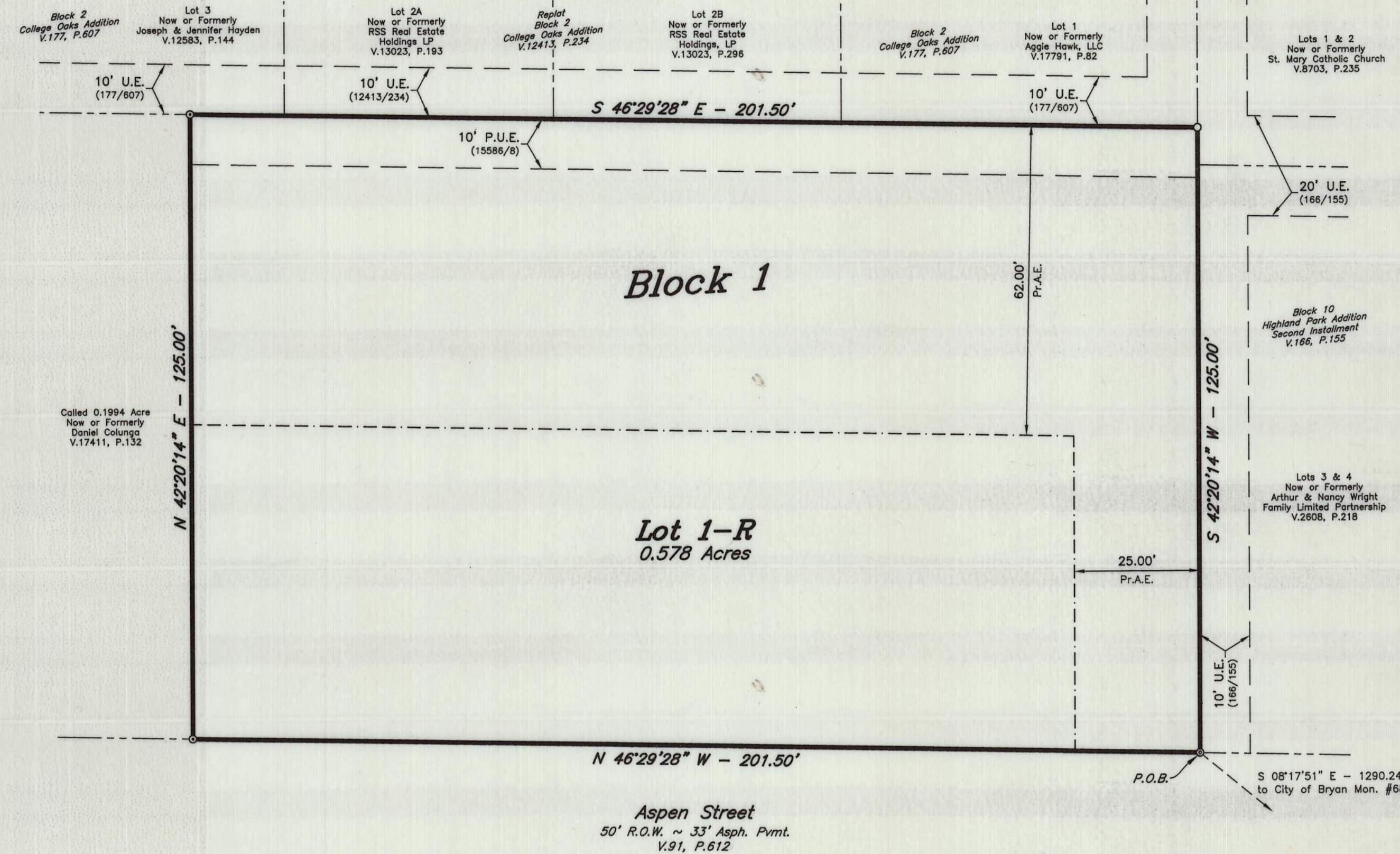
STATE OF TEXAS
 COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the
 State of Texas, hereby certify that this plat is true and correct and was
 prepared from an actual survey of the property and that property markers
 and monuments were placed under my supervision on the ground, and that
 the metes and bounds describing said subdivision will describe a closed
 geometric form.

Cody Karisch 4-22-25
 Cody Karisch, R.P.L.S. No. 7004



VICINITY MAP



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT
 SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being all of Lots
 1, 2, 3 and 4, Block 1, UNITY SUBDIVISION according to the Final Plat recorded in Volume
 15586, Page 8, of the Official Records of Brazos County, Texas (O.R.B.C.), said Lots 1, 2, 3
 and 4, Block 1 being further described in the deed from Rancho Azul Fund 77801, LLC to
 VL Partners, LLC recorded in Volume 18989, Page 123 (O.R.B.C.) and being more particularly
 described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common south corner of this herein
 described tract and the said Lot 4, Block 1, UNITY SUBDIVISION (15586/8), said iron rod
 also marking the west corner of Lot 4, Block 10, HIGHLAND PARK ADDITION, SECOND
 INSTALLMENT according to the Final Plat recorded in Volume 166, Page 155 of the Brazos
 County Deed Records (B.C.D.R.) and being in the northeast right-of-way line of Aspen Street
 (based on a 50-foot width);

THENCE: N 46° 29' 28" W along the northeast right-of-way line of said Aspen Street for a
 distance of 201.50 feet to a found 1/2-inch iron rod marking the common west corner of
 this tract and the said Lot 1, Block 1, UNITY SUBDIVISION (15586/8), said iron rod also
 being the south corner of the called 0.1994 acre Daniel Colunga tract recorded in Volume
 17411, Page 132 (O.R.B.C.);

THENCE: N 42° 20' 14" E along the common line of this tract, the said Lot 1, Block 1,
 UNITY SUBDIVISION (15586/8) and the called 0.1994 acre Colunga tract (17411/132) for a
 distance of 125.00 feet to a found 1/2-inch iron rod marking the common north corner of
 this herein described tract and the said Lot 1, Block 1, UNITY SUBDIVISION (15586/8), said
 iron rod also marking the east corner of the called 0.1994 acre Colunga tract (17411/132)
 and being in the southwest line of Lot 3, Block 2, COLLEGE OAKS ADDITION according to the
 Final Plat recorded in Volume 177, Page 607 (B.C.D.R.);

THENCE: S 46° 29' 28" E along the common line of this tract, the said UNITY SUBDIVISION
 (15586/8), the said COLLEGE OAKS ADDITION (177/607) and the COLLEGE OAKS ADDITION
 according to the Replat recorded in Volume 12413, Page 234 (O.R.B.C.) for a distance of
 201.50 feet to a 1/2-inch iron rod set for the common east corner of this tract and the
 said Lot 4, Block 1, UNITY SUBDIVISION (15586/8), said iron rod also marking the south
 corner of Lot 1, Block 2 of said COLLEGE OAKS ADDITION (177/607) and being in the
 northwest line of Lot 2, Block 10 of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT
 (166/155);

THENCE: S 42° 20' 14" W along the common line of this tract, the said Lot 4, Block 1,
 UNITY SUBDIVISION (15586/8) and the said HIGHLAND PARK ADDITION, SECOND INSTALLMENT
 (166/155) for a distance of 125.00 feet to the POINT OF BEGINNING and containing 0.578
 acres of land, more or less.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to monuments are consistent with the plat recorded in Volume 15586, Page 8 of the Official Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 4804100215P, map revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned Midtown-Corridor District (MT-C).
4. Building setback lines shall comply with the City of Bryan Code of Ordinances.
5. This property is subject to the Restrictive Covenants recorded in Volume 91, Page 608, Volume 165, Page 577 and Volume 165, Page 559 of the Deed Records of Brazos County, Texas.
6. All existing structures to be torn down prior to the filing of this plat.
7. The design and construction of public infrastructure is to be tracked with the site plan.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- ⊙ - 3/8" Iron Rod Found (CM)

9. Legend and Abbreviations:

- P.O.B. - Point of Beginning
- Pr.A.E. - Private Access Easement
- P.U.E. - Public Utility Easement
- U.E. - Utility Easement
- CM - Controlling Monument
- S— - Contour Elevation
- S— - Existing Sewer Line
- 4S— - Proposed 4" Sewer Line
- 6S— - Existing 6" Sewer Line
- W— - Existing Water Line
- 1.5W— - Proposed 1.5" Water Line
- 2W— - Existing 2" Water Line
- BW— - Proposed 8" Water Line
- //— - Existing Wood Fence
- X— - Existing Wire Fence

FINAL PLAT

UNITY SUBDIVISION

LOT 1-R, BLOCK 1

BEING A REPLAT OF LOTS 1-4, BLOCK 1, UNITY
 SUBDIVISION, RECORDED IN VOLUME 15586, PAGE 8

0.578 ACRES

J.E. SCOTT SURVEY, A-50
 BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 2023
 SCALE: 1" = 20'

Owner:
 VL Partners, LLC
 707 Texas Ave., Ste 101E
 College Station, Texas 77840
 979-224-3036

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838



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